

Map Amendment Application No. 83

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Hale Champion, Director

SUBJECT: Authorization to Petition the Zoning Commission for
a Zone Change. Parcel 1 - North Harvard

Pursuant to the North Harvard Urban Renewal Plan, Parcel 1 (containing approximately 6.5 acres) is designated as a Disposition Parcel to be developed for the construction of D-3 housing and appurtenant facilities. Parcel 1 is presently zoned in an L-.5 (Local Business) District and is bounded generally by North Harvard Street and Western Avenue.

To develop the proposed D-3 housing units would result in various zoning code violations with respect to dimensional requirements. Therefore, it is requested that the director be authorized to petition the Zoning Commission to change the zoning of Disposition Parcel 1 from L-.5 (Local Business) district to L-2U (Local Business, Urban Renewal Area) district in accordance with the North Harvard Urban Renewal Plan.

This zoning change would relieve the developer (Committee for North Harvard Inc.) from all dimensional requirements of the Zoning Code except floor area ratio, off street parking and permitted use provisions. In addition, the floor area ratio will be increased from .5 to 2.0. The request, therefore, is to rezone this parcel and to designate it as an Urban Renewal Area in order to facilitate development by eliminating the necessity of seeking Board of Appeal approval for minor zoning code violations which are otherwise subject to the Design Review process of the Boston Redevelopment Authority.

VOTED: That the Director is hereby authorized to petition the Zoning Commission to request a change in zone of Disposition Parcel 1 located within the North Harvard Urban Renewal Area from an L-.5 (Local Business) District to an L-2U (Local Business, Urban Renewal Area) District.

AN OF LAND
RIGHTON, MASS.

200

REA INVOLVED

Ap Amend. Ap. #83

REA NOTIFIED

NE BOUNDARY

ONING MAP NO. 7



M-1

N

H-1

I-2

M-1

L-5

DAVID L. BARRETT
SPECIAL SCHOOL

WESTERN

RAYMOND

RIVERDALE

R-8

STREET

STREET

STREET

HOLMES

MEAD

PARKING

NORTH HARVARD

R-5

KINGSLEY STREET

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Re: Map Amendment Application No. 86
Gino J. Romano
49 Williams Av., Hyde Park

Petitioner seeks to change an area of land (approximately 23,000 square feet) from an R-.5 (Residential, Floor Area Ratio of .5) zone to an M-1 (Light Manufacturing, Floor Area Ratio of 1) zone in the Hyde Park District of Boston. The area is located at the intersection of Walnut and Maple Streets, opposite the Pennsylvania Central right of way. The proposed change would, in effect, extend the abutting M-1 District boundary line. The parcel, presently undeveloped, is shallow, uneven terrain, and unlikely to be developed for residential purposes. A retaining wall and the rising slope of Maple Street separate the parcel from residential properties. The staff is of the opinion that the proposed change would represent an appropriate use of land and would be consistent with the existing character of the area. Recommend approval.

VOTED: That in connection with Map Amendment Application No. 86, brought by Gino J. Romano, Walnut and Maple Streets, Hyde Park, to change an area of land (approximately 23,000 square feet) from a Residential (R-.5) zone to an M-1 (Light Manufacturing) zone in Hyde Park, the Boston Redevelopment Authority recommends approval of the petition. The proposal would, in effect, extend the abutting M-1 District boundary line. The uneven terrain and shallowness of the parcel would prohibit its development for residential purposes. The proposed change would represent an appropriate use of land and would be consistent with the existing character of the area.



Map Amend. Ap. #00
PLAN OF LAND 27
HYDE PARK, MASS. 3-1
Gino Romano
AREA INVOLVED
AREA NOTIFIED
23500
ZONE BOUNDARY
ZONING MAP NO. 12

Re: Petition No. Z-1500
Nicholas Abraham
570 American Legion Highway, Mattapan

Petitioner seeks a change in a non-conforming use for a change of occupancy from bowling alleys to the retail and wholesale of hardware and automotive supplies and light assembly in a Local Business (L-.5) district. The proposal would violate the code as follows:

Sect. 9-2 A change in a non-conforming use requires a Board of Appeal hearing.

The property, located on American Legion Highway near the intersection of Walk Hill Street, contains a one story masonry structure. The petitioner proposes to convert the existing bowling alley use to a retail and wholesale of hardware and automotive supplies and light assembly. There would be no exterior changes and ample parking would be provided. The staff has no objection to the proposed use, however, it is recommended that adequate landscape screening be provided between the parking area and abutting properties. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-1500, brought by Nicholas Abraham, 570 American Legion Highway, Mattapan, for a change of occupancy from bowling alleys to the retail and wholesale of hardware and automotive supplies and light assembly in a Local Business (L-.5) district, the Boston Redevelopment Authority recommends approval on the condition that adequate landscape screening be provided between the parking area and abutting properties. The proposed use would be consistent with the commercial nature of the area.

The site plan shows the American Legion building and its surroundings. The building is a large, rectangular structure with a hatched interior, oriented with its long side along the 'HIGHWAY' and 'WALK'. To the right of the building is a large 'PARKING' area. The plan includes several streets: 'ST. STREET' at the top, 'HIGHWAY' and 'WALK' on the left, and 'CURLEY' at the bottom. Various lot numbers and area measurements are provided throughout the plan. Labels include 'GREENHOUSES', 'FOUNDATION', and 'CURLEY'. The plan also shows a 'WALL' and a 'BRIDGE'.

ST. STREET

6058 4786 4896 6845 20,984

345 327 321 125

GREENHOUSES

23,064 17,783 16,998

GREENHOUSE

21,959 14,159

BRIDGE

115,536

PARKING

20,456 10,000 10,286 19,703 9,000 11,000 20,000

27 35 41 49 51

FOUNDATION

FOUNDATION

33,838

CURLEY

6300 2500 7500

15 7 5025

107,352 21,780 16,675 26,585 14,272

WALL

WALL

WALL

AMERICAN LEGION

581 6960

Z-1500

570 AMERICAN LEGION

HIGHWAY

(MATT.)

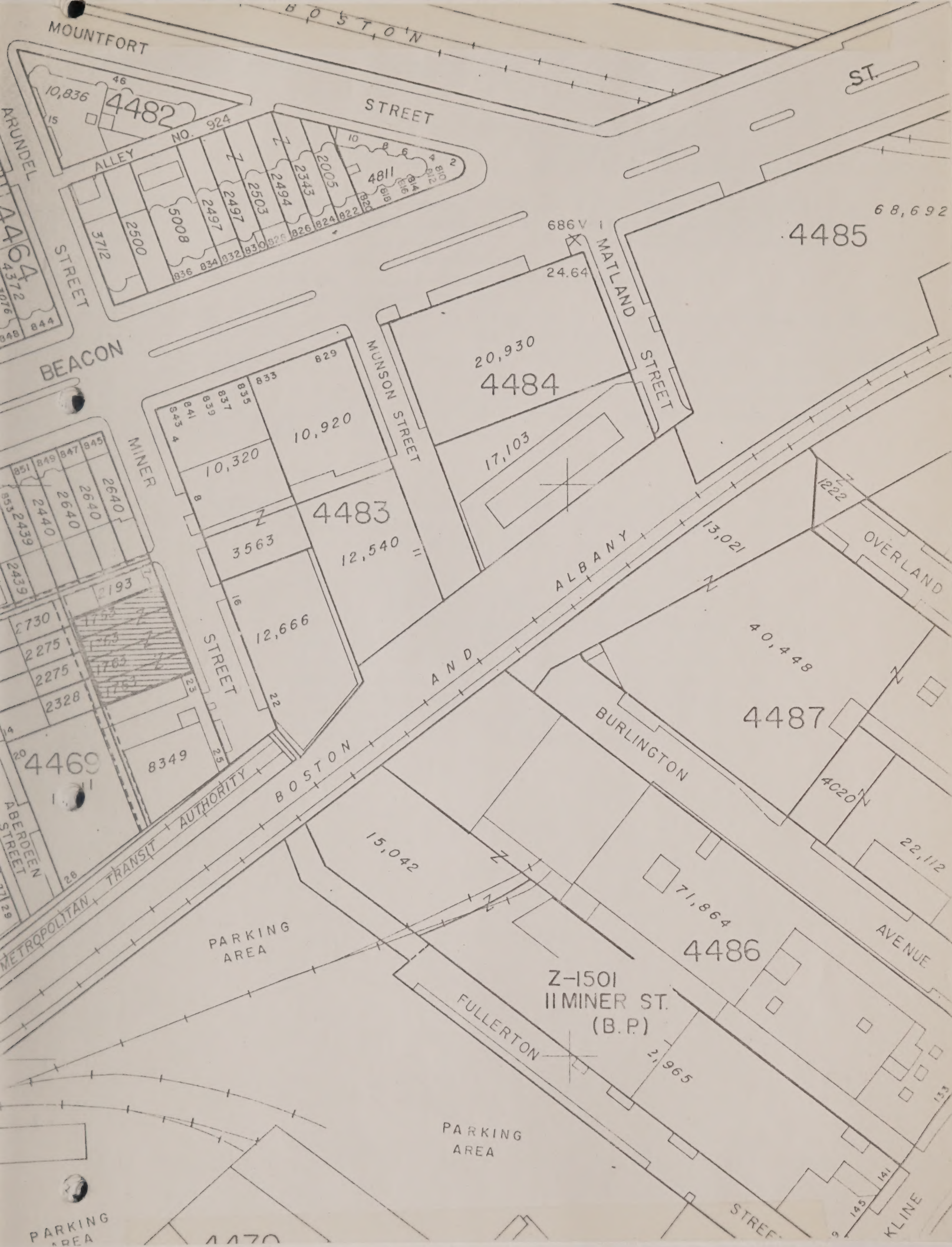
Re: Petition No. Z-1501
Edward L. Britt
11 Miner Street, Boston

Petitioner seeks a Conditional Use Permit and two variances to erect an eight-story and basement-56 unit apartment building and garage in a Light Manufacturing (M-2) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7 A multi-family dwelling is a Conditional Use in an M-2 district.		
Sect. 15-1 Floor area ratio is excessive	2.0	4.5
Sect. 20-1 Rear yard is insufficient	12 ft.	6 ft.

The property, located on Miner Street near the intersection of Beacon Street, contains 7052 square feet of land presently utilized as a parking lot. The proposed apartment dwelling is incompatible with the general character of this manufacturing-residential neighborhood. The floor area ratio would be more than doubled. Access to the proposed first floor and basement garage and the car maneuvering area would be inadequate and would not accommodate traffic generated by the proposal. Recommend denial.

VOTED: That in connection with Petition No. Z-1501, brought by Edward L. Britt, 11 Miner Street, Boston, for a Conditional Use Permit and variances of excessive floor area ratio and insufficient rear yard to erect an eight-story and basement-56 unit apartment dwelling and garage in a Light Manufacturing (M-2) district, the Boston Redevelopment Authority recommends denial. The proposal is incompatible with the general character of this manufacturing-residential neighborhood. Access to the proposed garage and the car maneuvering area would be inadequate and would not accommodate traffic generated by the proposal.



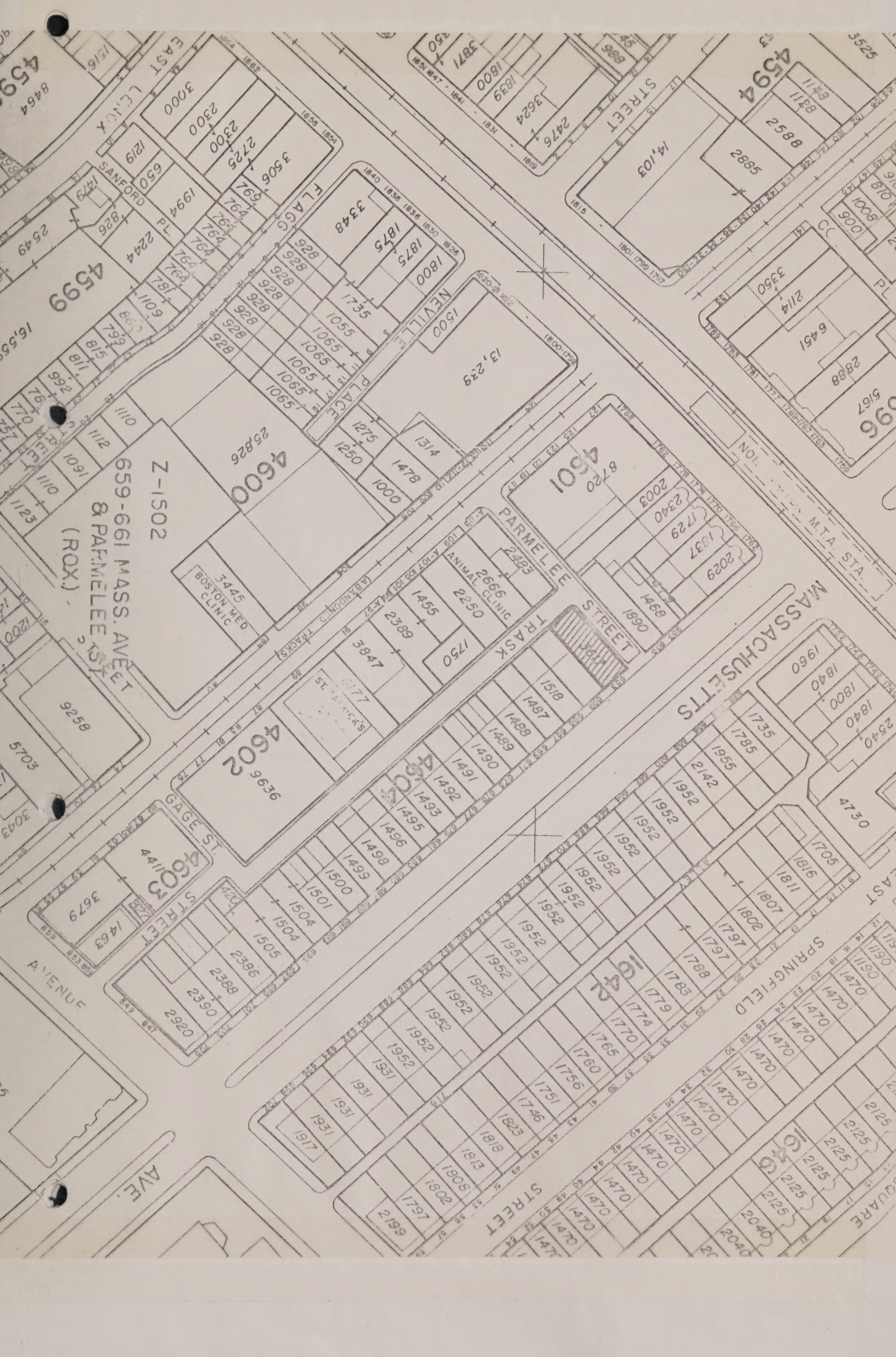
Re: Petition No. Z-1502
Rembrandt, Inc.
659-661 Mass. Ave. & 6 Parmelee St., Boston

Petitioner seeks a change in a non-conforming use for a change of occupancy from a machine shop, stores and light manufacturing of electronic components to light manufacturing of electronic components and repair garage in an Apartment (H-2) district. The proposal would violate the code as follows:

Sect. 9-2 A change in a non-conforming use requires a
Board of Appeal hearing.

The property, located on Massachusetts Avenue at the intersection of Parmelee Street, contains a two-story brick structure. The light manufacturing use and six-car repair shop garage have existed at the site for several years. There is no objection to the manufacturing of electronic components. The staff, however, is opposed to the repair garage. The garage use is inappropriate and would have a detrimental effect on abutting residential properties. Recommend approval of light manufacturing use and denial of repair shop garage.

VOTED: That in connection with Petition No. Z-1502, brought by Rembrandt, Inc., 659-661 Mass. Ave. and 6 Parmelee Street, Boston, for a change in a non-conforming use for a change of occupancy from a machine shop, stores and light manufacturing of electronic components to light manufacturing of electro-mechanical components and repair garage in an Apartment (H-2) district, the Boston Redevelopment Authority recommends approval of the light manufacturing use and denial of the repair shop garage. The six-car repair garage is inappropriate and would have a detrimental effect on abutting residential properties.



Re: Petitions No. Z-1504 & Z-1505
Daniel Keel
548 & 550 Columbus Avenue, Boston

Petitioner seeks a Forbidden Use Permit, a Conditional Use Permit and two variances for a change of occupancy from a one family dwelling and lodging house to nine apartments (No. 548) and from a lodging house to nine apartments (No. 550) in a Local Business (L-2) district. The proposal would violate the code as follows:

<u>548 Columbus Avenue</u>		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	Any dwelling converted for more families and not meeting at least $\frac{1}{2}$ the requirements of off-street parking is Forbidden in an L-2 district.		
Sect. 17-1	Usable open space is insufficient	150 sf/du	80 sf/du
Sect. 23-1	Off-street parking is insufficient	6 spaces	0
<u>550 Columbus Avenue</u>			
Sect. 8-7	Any dwelling converted for more families and meeting $\frac{1}{2}$ the requirements of open space is Conditional in an L-2 district		

The property, located on Columbus Avenue between Worcester and West Springfield Streets, contains two four-story brick buildings. There would be no objection to a change of occupancy from lodging to apartment dwelling use. However, the staff recommends that the petitioner submit detailed floor plans to the Authority for design review approval. Recommend approval subject to above condition.

VOTED: That in connection with Petitions Nos. Z-1504 & Z-1505, brought by Daniel Keel, 548 & 550 Columbus Avenue, Boston, for a Forbidden Use Permit, a Conditional Use Permit and variances of insufficient open space and off-street parking for a change of occupancy from a one family dwelling and lodging house to nine apartments (No. 548) and from a lodging house to nine apartments (No. 550) in a Local Business (L-2) district, the Boston Redevelopment Authority recommends approval subject to the petitioner's submission of a floor plan for review by the Boston Redevelopment Authority. There would be no objection to a change of occupancy from lodging to apartment dwelling use. However, it is recommended that the petitioner submit detailed floor plans to the Authority for design review approval.



CLAREMONT
GREENWICH

COLUMBUS

PARK

1494

PARK

AVE.

SQUARE

WORCESTER

CONCORD

RUTLAND

WEST

548-550 COLUMBUS AVE.
(Roxbury)
Z-1504-1505

Re: Petition No. Z-1508
Harry D. & Sylvia Smith
622 Warren Street, Roxbury

Petitioner seeks a Forbidden Use Permit and two variances for a change of occupancy from a two family dwelling to a two family dwelling and a Beauty Shop in an Apartment district (H-1). The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7 A Beauty Shop is Forbidden in an H-1 district		
Sect. 18-1 Front yard is insufficient	25 ft.	18 ft.
Sect. 23-4 Off-street parking is insufficient	4 spaces	0

The property, located on Warren Street near the intersection of Sunderland Street, contains a $2\frac{1}{2}$ story frame structure. The petitioner proposes to utilize one room of the first floor apartment for a Beauty Shop. The proposal would represent a commercial encroachment and would intensify the existing traffic congestion in the area. Recommend denial.

VOTED: That in connection with Petition No. Z-1508, brought by Harry D. & Sylvia Smith, 622 Warren Street, Roxbury, for a Forbidden Use Permit and variances of insufficient front yard and off-street parking for a change of occupancy from a two family dwelling to a two family dwelling and a Beauty Shop in an Apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The proposal would represent a commercial encroachment and would intensify the existing traffic congestion in this residential neighborhood.



MAPLE

CHENEY

GEORGIA

FREEDOM HOUSE

U.S. POST OFFICE
GROVE HALL STA.

Z-1508
622 WARREN ST
(ROX.)

WARREN STREET

SUNDERLAND STREET

BLUE HILL

AVENUE

STANWOOD STREET

4294

4299

4306

4305

12483

12580

8275

8336

11416

STREET

16003

5368

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WARREN

SEGEL

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